

81-85 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RR

TO LET - HIGH STREET OFFICES - FIRST YEAR'S RENT AT 50%
1,648 sq.ft (153.10 m²)



Location

The premises are situated on the north side of Brentwood High Street above the Poundland store. Whilst there is no allocated parking to the premises the High Street area provides several pay and display car parks where season tickets are available through Brentwood Borough Council

Brentwood Station is within a short walking distance which provides rail services to London (Liverpool Street) and to east Anglia. Junction 28 of the M25 and the A12 are approximately two miles drive away.

Accommodation

The accommodation forms the second floor of a two storey building which is occupied on the ground floor by Poundland and a further office user on the first floor. There are two spaces which make up the total accommodation. Each part is in very good decorative order, carpeted throughout and includes air-conditioning. is fitted with The building provides a communal entrance and WC's.

Second Floor Office front	1,364 sq.ft (126.72 m ²)
Second Floor Office rear	284 sq.ft (26.38 m ²)
Total	1,648 sq.ft (153.10 m ²)

Terms

To be let on new effectively full repairing & insuring lease terms to be agreed.

Rent

£29,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. **First year's rent at 50%**

Service Charge

A service charge is applicable for the maintenance and upkeep of the common parts. Further details to be provided.

Planning

The property was previously used as offices and now falls within Class E of the use Classes Order as amended 2020

Rates

Rateable Value	£22,000
UBR (2023/2024)	£0.499
Rates Payable	£10,978

Energy Performance Asset Rating

D 76-100 This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering

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